

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN STRICT CONFORMANCE WITH ALL LAWS, THE A.D.A., ALL CODES, ORDINANCES, RULES AND REGULATIONS OF ALL GOVERNING AUTHORITIES HAVING JURISDICTION.

2. THE CONTRACTOR FOR THE PROJECT SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.

3. BEFORE COMMENCEMENT OF THE WORK, THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS WITH THE CONTRACT DOCUMENTS. ANY DEVIATIONS, DISCREPANCIES, AND/OR CONFLICTS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION. ANY CONSTRUCTION OR CLARIFICATION REGARDING "BUILDING STANDARD" CONSTRUCTION OR MATERIALS SHALL BE DIRECTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION. SHOULD THE CONTRACTOR PROCEED WITHOUT CONTACTING THE ARCHITECT, THE CONTRACTOR MAY, AT NO COST TO THE OWNER, TENANT, THE ARCHITECT, OR THE LIKE, BE REQUIRED TO REPAIR, REPLACE AND CORRECT ANY AND ALL DEFECTS AND PROBLEMS ARISING DUE TO HIS PROCEEDING WITHOUT CONTACT, CLARIFICATION AND/OR RECOMMENDATION.

4. DO NOT SCALE DRAWINGS: DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE.

A. DRYWALL PARTITIONS ARE DIMENSIONED FROM FACE OF STUD TO FACE OF STUD, UNLESS OTHERWISE NOTED ON PLANS (IE., "FINISH" OR "CLEAR").

B. MASONRY UNITS ARE DIMENSIONED TO ROUGH WALL SURFACE.

C. GLASS SIZES SHOWN ON DRAWINGS ARE NOMINAL. ACTUAL SIZES MAY BE SMALLER. VERIFY WINDOWS AND ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.

5. THE PRESENCE OF THE ARCHITECT OR OWNER'S REPRESENTATIVE ON THE JOB SITE DOES NOT IMPLY CONCURRENCE WITH OR APPROVAL OF THE WORK.

6. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, CONSTRUCTION TECHNIQUES SHALL CONFORM TO ACCEPTED CONSTRUCTION INDUSTRY PRACTICE AND GOVERNING REGULATORY STANDARDS. CONTRACTOR SHALL THOROUGHLY REVIEW THE DRAWINGS AND FIELD CONDITIONS AND NOTIFY THE ARCHITECT OF ANY ERRORS OR CONFLICT BEFORE COMMENCING THE WORK.

7. DIMENSIONS ARE TOP OF FINISH FLOOR, FACE OF CONCRETE OR MASONRY EXCEPT AS OTHERWISE NOTED. DO NOT SCALE DRAWINGS. INTERIOR FRAME WALLS ARE 3-5/8" THICK UNLESS OTHERWISE INDICATED. GYPSUM BOARD SHEATHING IS 5/8" THICK UNLESS OTHERWISE NOTED. ROUGH DOOR JAMB OFFSETS ARE 4" UNLESS OTHERWISE NOTED. ANGLES WHICH APPEAR TO BE 45 DEGREES ARE 90, UNLESS OTHERWISE INDICATED. ITEMS WHICH APPEAR TO BE CENTERED ARE SO, UNLESS OTHERWISE INDICATED.

8. FIXTURES, EQUIPMENT, MILLWORK, HARDWARE, FINISHES WHICH ARE NOT FULLY SPECIFIED IN THE DRAWINGS SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO THEIR ACQUISITION AND INSTALLATION.

NOTE: THE DRAWINGS ARE FOR THE SOLE USE OF THIS PROJECT EXCLUSIVELY. ANY MEANS TO REPRODUCE, DUPLICATE ANY PORTION, ENABLE DISCLOSURE, OR OTHER USE FOR WHICH IT IS INTENDED TO REPRESENT IS PROHIBITED WITHOUT EXPRESS WRITTEN CONSENT BY THE OWNER.

INTERIOR PARTITION CLEAR SPAN LIMITS

MAXIMUM ALLOWABLE CLEAR SPAN HEIGHT IN FEET FOR NON-LOAD BEARING INTERIOR PARTITIONS:

DESIGN CRITERIA: INTERIOR HORIZONTAL DESIGN LOAD PER BUILDING CODE: 5 PSF WITH ALLOWABLE DEFLECTION OF L/360. RUNNER TRACK GAUGE TO MATCH STUD GAUGE. TOP DEFLECTION TRACK GAUGE TO MATCH STUD GAUGE FOR 14 THRU 18 GA, BUT NOT LESS THAN 18 GAUGE FOR 20 GA STUDS

STUD SIZE, FLANGE WIDTH, GAUGE (TRANSLATION TO OLD NOMENCLATURE)	Fy (KSI)	SPACING (O.C.)	5 PSF L/360
600S125-68 (6", 1-1/4" -14 GA)	50	12	26'-10"
600S125-68 (6", 1-1/4" -14 GA)	50	16	26'-2"
600S125-54 (6", 1-1/4" -16 GA)	50	12	26'-10"
600S125-54 (6", 1-1/4" -16 GA)	50	16	24'-5"
600S125-43 (6", 1-1/4" -18 GA)	33	12	25'-1"
600S125-43 (6", 1-1/4" -18 GA)	33	16	22'-10"
600S125-33 (6", 1-1/4" -20 GA)	33	12	22'-10"
600S125-33 (6", 1-1/4" -20 GA)	33	16	20'-9"
600S125-30 (6", 1-1/4" -20 GA)	33	12	22'-0"
600S125-30 (6", 1-1/4" -20 GA)	33	16	20'-0"
362S125-68 (3-5/8", 1-1/4" -14 GA)	50	12	19'-2"
362S125-68 (3-5/8", 1-1/4" -14 GA)	50	16	17'-5"
362S125-54 (3-5/8", 1-1/4" -16 GA)	50	12	17'-11"
362S125-54 (3-5/8", 1-1/4" -16 GA)	50	16	16'-3"
362S125-43 (3-5/8", 1-1/4" -18 GA)	33	12	16'-9"
362S125-43 (3-5/8", 1-1/4" -18 GA)	33	16	15'-3"
362S125-33 (3-5/8", 1-1/4" -20 GA)	33	12	15'-4"
362S125-33 (3-5/8", 1-1/4" -20 GA)	33	16	14'-0"
362S125-30 (3-5/8", 1-1/4" -20 GA)	33	12	14'-10"
362S125-30 (3-5/8", 1-1/4" -20 GA)	33	16	13'-6"

NOTES:

1. CLEAR SPAN HEIGHTS ARE FROM \*INTERIOR WALL LIMITING HEIGHTS NON-COMPOSITE\* TABLES IN THE STEEL STUD MANUFACTURER'S ASSOCIATION (SSMA) PRODUCT TECHNICAL GUIDE 2012 AND ARE PROVIDED AS A GENERAL GUIDELINE. VERIFY MAXIMUM ALLOWABLE CLEAR SPAN HEIGHTS WITH METAL STUD MANUFACTURER.

2. STUD GAUGE AND O.C. SPACING SHALL BE SELECTED ACCORDING TO THIS CLEAR SPAN HEIGHT SCHEDULE U.N.O.

3. HORIZONTAL BRIDGING IS NOT REQUIRED WHEN GYPSUM WALLBOARD IS INSTALLED FULL HEIGHT ON BOTH SIDES OF PARTITION, BUT HORIZONTAL BRIDGING IS STILL REQUIRED AT 1'-0" BELOW DEFLECTION TRACK IF SLIP CLIPS AT DEFLECTION TRACK ARE NOT PROVIDED.

CODE ANALYSIS:

PROJECT DESCRIPTION:

COMMERCIAL TENANT IMPROVEMENT WITHIN THE EXISTING STRUCTURE LOCATED AT 1323 E ST SE, WASHINGTON, DC 20003. THE SPACE WILL OPERATE AS STORAGE FACILITY FOR CONVENIENCE STORE ITEMS THAT WILL BE DISTRIBUTED BY DOOR DASH. PROJECT SCOPE INCLUDES MINOR MODIFICATIONS TO CREATE A BREAK ROOM FOR EMPLOYEES AND AN OFFICE. THE SCOPE ALSO INCLUDES THE NECESSARY MECHANICAL, PLUMBING AND ELECTRICAL IMPROVEMENTS TO SUPPORT THE USE.

OCCUPANCY DESCRIPTION

THE DEMISED PREMISES OCCUPIED SHALL BE USED AS A STORAGE AND DISTRIBUTION CENTER OF GOODS THAT WILL BE DELIVERED BY PAID DRIVERS TO CONSUMERS.

BUILDING CODE ANALYSIS:

APPLICABLE CODES

2017 DISTRICT OF COLUMBIA BUILDING CODE

2017 DISTRICT OF COLUMBIA ENERGY CONSERVATION CODE

2017 DISTRICT OF COLUMBIA GREEN CONSTRUCTION CODE

USE GROUP:

(M) MERCANTILE- STORAGE, STOCK AND SHIPPING AREA

(B) BUSINESS

SHELL BUILDING CONSTRUCTION TYPE:

II-B (NON-SPRINKLERED)

TABLE 601- FIRE- RESISTANCE RATING REQUIREMENT FOR BUILDING ELEMENTS FOR BUILDING ELEMENTS 0 FOR TYPE IIB

CLASSIFICATION OF WORK:

ALTERATION- INTERIOR TENANT IMPROVEMENT

OCCUPANT CONTENT:

TOTAL SQUARE FOOTAGE:

5,790 SF

MAIN LEVEL STORAGE ROOM AREA 4,050 SF/ 300 GROSS = 14 PERSONS

MAIN LEVEL BUSINESS AREA 950 SF/ 100 GROSS= 10 PEOPLE

MEZANINE LEVEL BUSINESS AREA 790 SF/ 100 GROSS= 8 PEOPLE

TOTAL OCCUPANT LOAD:

32 PEOPLE

2017 DCMR 12A 505.2.3. OPENNESS EXCEPTION 1:

MEZZANINES OR PORTIONS THEREOF ARE NOT REQUIRED TO BE OPEN TO THE ROOM IN WHICH THE MEZZANINES ARE LOCATED , PROVIDED THAT THE OCCUPANT LOAD OF THE AGGREGATE AREA OF THE ENCLOSED SPACE IS NOT GREATER THAN 10.

EGRESS WIDTH:

(# OF PERSONS X 15" PER PERSON = WIDTH

TOTAL EGRESS WIDTH REQUIRED = 36

TOTAL EGRESS WIDTH PROVIDED = 36

IBC 1015:REQUIRED NUMERS OF EXITS:

<32 OCCUPANTS = 1 EXIT REQUIRED, 2 EXITS PROVIDED

IBC TABLE 2902.1

MINIMUM REQUIREMENT OF REQUIRED PLUMBING FIXTURES:

CLASSIFICATION	WC	LAV	DF	SS
M (MERCANTILE)	M	F	M	F
REQUIRED	1	1	1	1
PROVIDED	1	1	1	1

\*WATER DISPENSER PROVIDED AT BREAK ROOM IN LIEU OF DRINKING FOUNTAIN.

SUBTITLE C – SECTIONS 701 AND 901: PARKING AND LOADING REQUIREMENTS (RE.S-1):

PARKING REQUIREMENTS:

SECTION 701.5 - RETAIL/SERVICE, GENERAL – 1.33 PER 1,000 SQ. FT. IN EXCESS OF 3,000 SQ. FT.

SECTION 702.1 (A) – 50% REDUCTION SINCE SITE IS WITHIN ONE-HALF MILE OF A METRO/RAIL STATION

CALCULATIONS:

5,790 SQ. FT. – 3,000 = 2,790 SQ. FT.

1.33 PER 1,000 SQ. FT. = 4 SPACES FOR 2,790 SQ. FT.

50% REDUCTION = 2 REQUIRED PARKING SPACES (1 REQUIRED @ 9' X 18 AND 1 ALLOWED @ 8' X 16' PER SUB C. SEC. 712.3)

EXISTING CONDITIONS:

4 EXISTING PARKING SPACES

(1) @ 9' X 18' AND (3) @ 9' X 17'

LOADING REQUIREMENTS:

SECTION 901.1 – RETAIL/SERVICE USE WITH 5,000 TO 20,000 SQ. FT. OF GFA IS REQUIRED TO PROVIDE 1 LOADING BERTH.

SECTION 905.2 – THE LOADING BERTH IS REQUIRED TO HAVE A WIDTH OF 12', A DEPTH OF 30', AND A MIN. VERTICAL CLEARANCE OF 14'.

SECTION 905.4 – A 30' LOADING BERTH HAS TO BE ACCOMPANIED BY A LOADING PLATFORM THAT IS AT LEAST 100 SQ. FT. AND AT LEAST 8' WIDE.

EXISTING CONDITIONS: 1 EXISTING, NONCONFORMING LOADING BERTH MEASURING 12' X 26' AND ONE LOADING PLATFORM MEASURING 10' X 10

BUILDING IS NOT FIRE SPRINKLERED AND NOT REQUIRED TO BE FIRE SPRINKLERED. PLEASE REFERENCE BUILDING CODE SUMMARY ABOVE:

SHELL BUILDING CONSTRUCTION TYPE: II-B (NON-SPRINKLERED)

TABLE 601- FIRE- RESISTANCE RATING REQUIREMENT FOR BUILDING ELEMENTS FOR BUILDING ELEMENTS 0 FOR TYPE IIB

EGRESS PLAN:

LEGEND:

--- PATH OF EGRESS TRAVEL

▽ FE TRAVEL DISTANCE START POINT

▽ FE FIRE EXTINGUISHER, LOCATIONS TO BE APPROVED BY FIRE DEPT.

BACK AREA NOT REQUIRED TO BE ACCESSIBLE MEANS OF EGRESS PER 2017 DISTRICT OF COLUMBIA BUILDING CODE SECTION 1009.

ANNOTATIONS AND SYMBOLS

0

COLUMN GRID LINE

1

SIM

1

A101

1

SIM

1

A101

BUILDING SECTION REFERENCE

SECTION NUMBER

DRAWING ON WHICH SECTION IS SHOWN

1

SIM

1

A101

WALL SECTION REFERENCE

SECTION NUMBER

DRAWING ON WHICH SECTION IS SHOWN

1

SIM

1

A101

DETAIL SECTION REFERENCE

DETAIL NUMBER

DRAWING ON WHICH SECTION IS SHOWN

1

SIM

1

A101

DETAIL PLAN REFERENCE

DETAIL NUMBER

DRAWING ON WHICH SECTION IS SHOWN

A101

INTERIOR ELEVATION REFERENCE

ELEVATION NUMBER

DRAWING ON WHICH ELEV IS SHOWN

A101

EXTERIOR ELEVATION REFERENCE

ELEVATION NUMBER

DRAWING ON WHICH ELEV IS SHOWN

GYP BD

1'-0"

A.F.F.

CEILING TAG

101TM

DOOR NUMBER

1

KEYNOTE TAG

1i

WALL TYPE TAG

FLOOR TYPE TAG

Name

Elevation

VERTICAL ELEVATION MARK

Unit Type

Room name

ROOM TAG

SPOT ELEVATION

1

View Name

1/8" = 1'-0"

DRAWING TITLE/ REFERENCE

1i

WINDOW TAG

CL

CENTER LINE

REVISION MARK

WALL CONSTRUCTION

DOOR

SHEET INDEX

#

SHEET TITLE

GENERAL

COVER

A001 ACCESSIBILITY INFORMATION

A002 ADA CLEARANCES

ARCHITECTURE

S-1 SITE PLAN

A004 SPECIFICATIONS

A100 DEMO PLAN

A101 FLOOR PLAN

A102 REFLECTED CEILING PLAN

A103 POWER PLAN

A201 BUILDING SECTIONS

MECHANICAL

M-001 COVER SHEET & SCHEDULES- MECHANICAL

M-002 DEMOLITION PLANS- MECHANICAL

M-003 NEW WORK PLANS- MECHANICAL

ELECTRICAL

E-001 COVER SHEET

E-100 DEMOLITION PLANS- ELECTRICAL

E-300 POWER AND TELE- NEW WORK

E-400 POWER RISER & SCHEDULES

E-500 LIGHTING COMCHECK

PLUMBING

P-001 COVER SHEET & FLOOR PLANS PLUMBING

DESIGNATED APPROVAL SPACE

DOOR DASH

1323 E ST SE

WASHINGTON, DC 20003

EXTERIOR PHOTO OF EXISTING CONDITIONS:

SECTION 1009

ACCESSIBLE MEANS OF EGRESS

1009.1 Accessible means of egress required. Accessible means of egress shall comply with this section. Accessible spaces shall be provided with not less than one accessible means of egress. Where more than one means of egress are required by Section 1006.2 or 1006.3 from any accessible space, each accessible portion of the space shall be served by not less than two accessible means of egress.

Exceptions:

1. Accessible means of egress are not required to be provided in existing buildings.

2. One accessible means of egress is required from an accessible mezzanine level in accordance with Section 1009.3, 1009.4 or 1009.5.

3. In assembly areas with ramped aisles or stepped aisles, one accessible means of egress is permitted where the common path of egress travel is accessible and meets the requirements in Section 1029.8.

PROJECT TEAM:

GENERAL CONTRACTOR:

LYNCH CONSTRUCTION

ROBERT CRAVEN

BRETT LYNCH

(816) 915-4278

ARCHITECT:

KATHERINE GUYON

4625 W. 50TH AVE, UNIT 202

DENVER, CO 80212

PHONE: 720-261-5802

BUILDING DEPARTMENT:

DCRA PERMIT CENTER

1100 4TH STREET, SW.

WASHINGTON, DC 20024

TENANT:

DOOR DASH

OWNER'S REPRESENTATIVE:

BRAD TRETTER

575 MARYVILLE CENTRE DRIVE, SUITE 600

ST. LOUIS, MO 63141

Digitally signed by Katherine Guyon

DN: C=US,

E=KGuyon@golftfec.com,

O="GOLFTFEC",

CN=Katherine Guyon

Date: 2021.06.14

13:19:16-06'00'

GT PROJECT NO:

DD-02

COVER

A001

VICINITY MAP:

EGRESS PLAN

3/32" = 1'-0"

MAIN FLOOR PLAN

MEZZANINE FLOOR PLAN

GOVERNMENT OF THE DISTRICT OF COLUMBIA

PERMIT OPERATIONS DIVISION

PLANS APPROVED

Permit No. 202109853 Date 08/07/21

These plans are conditionally approved as submitted or noted during plan review and are subject to field inspection. Approved plans must be kept on site and are needed for all inspections. No changes or modifications to these plans. Changes require a revision permit with the revised plans. Trade Permits are required for trade work. e.g. Electrical or Plumbing

Structural Review: Andrew Wiley - 08-07-2021  
Zoning Review: Matt Nilsen - 08-07-2021

DOOR DASH

1323 E ST SE

WASHINGTON, DC 20003

DOOR DASH

INTERIOR TENANT IMPROVEMENT

1323 E ST SE

WASHINGTON, DC 20003

DISTRICT OF COLUMBIA

KATHERINE ELIZABETH GUYON

ARC103108

LICENSED ARCHITECT

06-11-2021

Date: Issue: Rev.:

06-31-2021 SITE PLAN

06-31-2021 SITE PLAN

06-11-2021 INSPECTOR COMMENTS

1

3

GT PROJECT NO: DD-02

COVER

A001

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